State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Subscribed and sworn to before me this 19th day of October, 2005.

My Commission Expires: 1-27-07

Affiant

Notary Public

File No. N14381

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Dennis J. Richardson		NAME: Dennis J. Richardson	
STREET ADDRESS: 3712 Pinhook Road		STREET ADDRESS: 3712 Pinhook Road	
CITY: Antioch	STATE: Tennessee	CITY: Antioch	STATE: Tennessee
ZIP CODE: 37013		ZIP CODE: 37013	
MAP & PARCEL NO.: 164-00-0-090.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Jackson Cumming, unmarried**

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto **Dennis J. Richardson**

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land situated in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of Pin Hood Road opposite a Black Oak, Ash and Cedar, being the southwest corner of a tract of 29 acres conveyed to James R. Hill by deed of record in Book 277, Page 459, Register's Office of said County; thence along the east lie of said 29 acre tract, North 240 feet to the centerline of Pin Hook Road; thence with the line of the same easterly 180 feet to the point of beginning.

BEING the same property conveyed to Susan Jackson Cumming by Quit Claim Deed from Tim Cumming, dated 08/01/96, recorded 09/10/96, in Book 10184, Page 547, Davidson County, Tennessee.

This is improved property known as 3712 Pinhook Road, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of October, 2005.

Susan Jackson Cumming

Davidson County DEEDWARR
Recvd: 10/25/05 10:42 2 pgs
Fees:13.00 Taxes:310.80

20051025-0128640

State of Tennessee
County of Davidson } ss

On this the 19th day of October, 2005, before me, the undersigned Notary Public, personally appeared **Susan Jackson Cumming**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 1-22-07

J. NICOLE COLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires

WARRANTY DEED